

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

7:30 p.m.  
January 6, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m. by Vice Chair Ken Knoper.

2. Roll call.

Present: Schut, Zuniga, Knoper, Zeinstra, Zickus, Longcore

3. Items received for information. None

4. Approval of the minutes. The minutes of the December 15, 2014 meeting were not available.

5. Approval of the agenda.

Motion by Schut to approve the agenda seconded by Zuniga. Motion approved.

6. Public comments for non-public hearing items:

Ken Smit of 10581 78<sup>th</sup> Avenue voiced his concerns to the Planning Commission about 78th Avenue and private wells if Hidden Shores West is approved.

7. Public Hearings: None

8. Site Plan review: None

9. Old Business. Consider request from Placid Wake Park for extension of use of trailer for office and retail sales.

Mr. Scot Ferwerda representing Placid Wake Park is requesting a two year extension of the trailer for office and retail sales. Mr. Ferwerda stated that his intention is to re-locate his business to Grandville in 2015 but is requesting a two year extension in case things don't go as he plans.

After some discussion Schut motioned to approve a two year extension for use of the trailer until December 31, 2016 with the stipulation that if the business is terminated before the end of 2015 or any time before December 31, 2016 that the trailer shall be removed within 60 days of vacating the business and that Mr. Ferwerda shall notify the Township when he is vacating the business. Motion seconded by Zickus. Motion carried 6-0.

B. Review the Planning Commission 2015 Draft Work Program

Commissioners discussed the draft work program and agreed to add the following items:

1. Review Zoning Ordinance amendments recommended by the Commission but denied by the Board in 2014 to determine what revisions may be needed to address Board concerns.

2. Work with Township Staff to ensure Planning Commission matters are easily found on the Township website by the public and determine what else can be done to improve communication about Commission matters to the public.

3. Enlist the help of GVSU planning and environmental sciences students to document rural character. Once this is done a rural preservation program can be implemented provided it has community support.

#### 10. New Business.

##### A. Election of Officers

The Commission voted to elect the following officers for 2015:

Chairman- Andrew Longcore

Vice Chair- Duke Schut

Secretary- Tom Zuniga

Commissioner Knoper who as Vice Chair was directing the meeting stepped down and newly elected Chairman Longcore then presided over the meeting.

##### B. Review Draft of 2014 Annual Report

Motion by Schut second by Knoper to accept the 2014 Annual Report of the Planning Commission and to forward a copy to the Township Board.

##### C. Review draft ordinance amendments regarding proposed permitted and special uses in the C-1 and C-2 commercial zones.

Planner Johnson presented a number of items for discussion which he believes could be changed to improve the list of uses permitted for the C-1 and C-2 zoning districts. After some discussion the Commission directed Johnson to make the revisions as presented including combining the two zoning districts into one.

11. Public Comment. There was no public comment

12. Township Board Reports. Commissioner Zeinstra said he would discuss with the Board their specific reasons for its denial of the amendments pertaining to the R-3 Zone passed by the Commission in 2014.

13. Commissioner and Staff Comments. Mr. Johnson updated the Commission on the status of the traffic and hydrogeological study that were being prepared by the applicant for the Hidden Shores PUD request.

14. Adjourn. The meeting was adjourned at 9: 28 PM

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
January 19, 2015

Staff Present: Tim Johnson, MainStreet Planning

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zickus, Zuniga and Zeinstra  
Absent: Schut

3. For information.

A letter from Sue Potgeter; a petition from neighbors on Eric Street; a copy of the traffic study for Hidden Shores West and other info for Hidden Shores West.

4. Approve the minutes.

Motion by Zickus to approve the December 15, 2014 meeting minutes as submitted.  
Seconded by Zeinstra. Motion Approved.

Motion by Knoper to approve the January 6, 2015 meeting minutes as submitted.  
Seconded by Zickus. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded  
by Knoper. Motion approved.

6. Receive public comments. None

7. Public Hearings.

- A. A request from RJM Properties to rezone 1.69 acres of land from the Planned Industrial Development zoning district to the R4, Medium Density Multiple Family Residential /Office zoning district for property at 4820 Allen Park Drive.

Joe Modderman presented Conifer Creek West. Dennis VanDam the current owner of the property in question spoke in favor of the project. Steve Witte from Neverveld read part of his narrative from the project.

Johnson read his staff report.

Longcore opened the Public Hearing.

Brian Sinnott, stated that he is a tenant immediately west of the property in question and he has a few concerns. If it is rezoned, he sees a possible conflict with the parking and the truck wells of the existing building. He stated that when deliveries come in semi-trucks, if more than one truck at a time, one has to wait out on Allen Park because there is not enough room to have two trucks in there at one time. There is a definite problem with parking. A fence is a good idea.

Hearing no other comment the Public Hearing was closed.

Knoper commented on the parking. Longcore wants it to be consistent with industrial. Zeinstra does too but nothing has sold in 15 years; Knoper agrees. There was much discussion on noise, landscaping and parking.

Knoper made a motion to recommend to the Township Board the approval of the rezoning of Parcel #70-09-24-400-033, address 4820 Allen Park Drive from PID, Planned Industrial Development to R-4, Medium Density Multiple Family Residential/Office Zoning District since its compatible with what is to the east and south of the property. Seconded by Zickus. Motion Approved.

- B. A request from RJM Properties for a special land use permit to allow group housing in the R-4 zoning district in accordance with the requirements of Section 3.15.B.5 of the Allendale Township Zoning Ordinance for property at 4820 Allen Park Drive.

Steve Witte presented the RJM project for Conifer Creek West. The building will have 16 units and 60 beds, with an office. The building will be 2 ½ stories high with daylight windows. There will be a sidewalk along 48<sup>th</sup> Avenue and Allen Park Drive.

Johnson gave his report.

Chairman Longcore opened the Public Hearing.

Brian Sinnott, a tenant in the building to the west, feels that the setback of a 30 foot buffer as stated in the ordinance in Article 17 should be followed.

Hearing no additional comment Longcore closed the Public Hearing.

There was much discussion on landscaping, dumpsters, parking, setbacks of the building and snow removal.

Knoper made a motion to table the special use for Conifer Creek West until the new site plan is submitted for further review. Seconded by Zuniga. Motion Approved.

- C. A request from Roger Modderman III to rezone two parcels totaling 5.67 acres from R-3, Low Density Multiple Family Residential to C-3, Service Commercial for property located at 5500 and 5440 Lake Michigan Drive

Roger Modderman presented the request for the rezoning from R-3 to C-3. Modderman stated that they're requesting the zoning change solely for funding purposes only. They have no plan at this time for anything else with the property.

Johnson read his report.

Longcore opened the Public Hearing.

Sue Potgeter read her letter that she submitted.

Gerald Geurink spoke in favor of the C-3 rezoning.

David Czubak was not opposed to the rezoning but a C-2 or C-1 would be more appropriate.

Steve Witte spoke in favor of a commercial rezoning.

Hearing no further comment Longcore closed the Public Hearing.

Longcore stated that he felt C-3 was too intense of a zoning in that area. Zeinstra also stated that he felt C-3 was too intense.

Knoper made a motion to recommend to the Township Board to rezone Parcels #70-09-25-100-068 and #70-09-25-100-069, addresses 5500 Lake Michigan Drive and 5440 Lake Michigan Drive from R-3 Low Density Multiple Family Residential to C-2 General Business District because it more compatible with the surrounding property and fits with the current Township Master Plan. Seconded by Zuniga. Motion Approved.

8. Site Plan review:
9. Old Business:
10. New Business:
11. Ordinance Amendments.
12. Township Board Report.

Zeinstra stated that the sand mining ordinance has not been on the agenda yet nor the non- motorized bike path but should be soon.

13. Commissioner Comments.

14. Public Comment.

15. Meeting adjourned.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
February 3, 2015

Staff Present: Tim Johnson, MainStreet Planning

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zickus, Schut, Hilliker and Zeinstra  
Absent: Zuniga

3. For information:

Email from Brian Sinnott on Conifer Creek West

4. Approve the minutes.

Motion by Knoper to approve the January 19, 2015 meeting minutes with the changes of removing Rozema from roll call and changing an item in 3. Seconded by Zeinstra.  
Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded by Schut. Motion approved.

6. Receive public comments.

Ken Smit at 10581 78<sup>th</sup> Avenue handed out a sheet and want the answers to his questions. His biggest question is whether 78<sup>th</sup> Avenue should be paved. He would like the Planning Commission to have the developer pay to have the road paved before any of the construction even starts.

Dave Elenbaas at 10631 78<sup>th</sup> Avenue question is when was any of the mail correspondence mailed out to the residence that boarder around the Hidden Shores West development? Johnson stated that by law the Township is required to notify property owners within 300 feet of the property to be rezoned; those notices were sent out 15 days before the public hearing. If you were with 300 feet you would have been notified.

7. Public Hearings.
8. Site Plan review.

9. Old Business:

A. Review the traffic study for Hidden Shores West PUD request.

Jack Barr from Nedervelds, presented the traffic study report, along with Nick Lacroin for URS. The report was submitted to the Ottawa County Road Commission, MDot and Fleis and VandenBrink, the Township Engineer. The OCRC and MDot approve the study but Fleis and VandenBrink went above and beyond what the Township can require; which Fleis stated 78<sup>th</sup> Avenue should be paved. There is no ordinance that requires the developer to pave 78<sup>th</sup> Avenue. The Township Board has not approved or acted on the recommendation from the Planning Commission to do so. So the developer does not plan on paving 78<sup>th</sup> Avenue. It's about \$650,000 to pave 78<sup>th</sup> Avenue. The Hydro-Geo study is being finished now and should be in have in the next couple of weeks.

Several people had opinions on the traffic study. There was much discussion between the Commissioners, URS, Nedervelds, and the public the paving of 78<sup>th</sup> Avenue, the amount of cars traveling through the interior of the development and the improvement of the corner of 78<sup>th</sup> Avenue and Lake Michigan Drive.

B. Review the revised Site Plan for Conifer Creek West Special Land Use.

Steve Witte from Nedervelds presented the Conifer Creek West project for RJM properties. Witte explained the changes that were made on the plan per Johnsons report.

Johnson read through his staff report.

The Commission addressed Brian Sinnott's concerns sent to the Planning Commission in an email. Sinnott is a tenant in the adjoining building.

Longcore read through the Special Land Use provisions from Article 20.06.

Zeinstra made a motion that the Special Land Use be approved for Conifer Creek West contingent on the R-4 zoning change taking effect. The approval base on the proposed Special Land Use satisfies the standards set in Article 20.06 of the Allendale Charter Township Zoning Ordinance. Seconded by Knoper. Motion Approved.

Zickus made a motion that the Site Plan dated 2-5-15 for Conifer Creek West be approved with the following conditions: resubmitting a plan for staff to review with the following items; the 10 ft green space included, the dumpster enclosures must meet the townships standards, include a photo metric plan, show the berm on 48<sup>th</sup> Avenue and the north end walkway and also the exterior materials be met that meet the townships standards. Seconded by Hilliker. Motion Approved.



- C. Review the proposed zoning ordinance amendments for C-1 & C-2 District.  
Johnson read his report. More will be discussed at future meetings.

- 10. New Business:
- 11. Ordinance Amendments.
- 12. Township Board Report.

Zeinstra stated that he did not have his notes from the Board meeting but municipal water and paved roads to development were discussed.

- 13. Commissioner Comments.
- 14. Public Comment.
- 15. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
February 16, 2015

Staff Present: Tim Johnson, MainStreet Planning

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, and Zeinstra  
Absent: Zickus, Hilliker

3. For information:
4. Approve the minutes.

Motion by Knoper to approve the February 3, 2015 meeting minutes with the changes of changing the date on the minutes, add the name of Nick Lacroin to 9.A., and change the comment in 12. Seconded by Schut. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded by Zeinstra. Motion approved.

6. Receive public comments.

Brian Grzybowski at 10545 78<sup>th</sup> Avenue, spoke about Hidden Shores West. He did some research and put together some information and was in support of paving 78<sup>th</sup> Ave. but since that is what had been recommended and suggested the developer, Township, or future property owners of the development pay for the paving verses the current property owners on 78<sup>th</sup>. (see attached sheet)

7. Public Hearings.
8. Site Plan review.
9. Old Business:

- A. Review proposed amendment to combine the C-1 and C-2 zoning districts.

Tim Johnson read his report. (see attached) Johnson went over the uses. The Planning Commission had much discussion on items that should and should not need Special Land Uses. Knoper brought up the fact the Article 20 – Special Land Uses should be looked at also so everything works together.

10. New Business:

- A. Discuss current regulations for parking space size and required open space for multi-family projects.

Johnson read his report on parking. (see attached) The Planning Commission discussed some adjustments on parking space sizes. Tim Johnson brought a drawing from Steve Witte of Nederveld's, he is working on a project for Hillcrest Apartments who would like to expand to the south of their current buildings on the corner of Pierce and 48<sup>th</sup> Avenue. Witte is asking the Planning Commission to consider changing the ordinance regarding open space to be able to fit Hillcrest's project on the lot because they can't seem to make it fit.

Johnson showed the drawing to the Planning Commission (see attached). There was some discussion on the lack of percentage of open space and the density on the plan. The Planning Commission decided that they would not make changes to the ordinance.

11. Ordinance Amendments.

12. Township Board Report.

Longcore asked about the sand mining ordinance. The both zoning changes for RJM Properties were approved at the Board level.

13. Commissioner Comments.

14. Public Comment.

15. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
March 3, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, Hilliker  
Absent: Zickus, Zeinstra

3. For information: Received a letter from Steve Bos, Superintendent of Allendale Water & Sewer. Also received a landscaping plan dated 2-26-15 for 5324 Rich Street, for the Public Hearing.

4. Approve the minutes.

Motion by Schut to approve the February 16, 2015 meeting minutes as submitted.  
Seconded by Knoper. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded by Zuniga. Motion approved.

6. Receive public comments.
7. Public Hearings.

- A. Special Land Use request from Kerkstra Services, Inc. for an indoor sewer treatment facility at 5324 Rich Street.

Don DeGrand, Randy VanRhee and Matt MacDonald presented the project for Kerkstra Services, Inc. Special Land Use. DeGrand explained the treatment system. He explained the direction the traffic would be taking, entering and exiting.

Johnson read his report. (see attached) Johnson stated that the Site Plan was in pretty good shape. The Planning Commission discussed the stack up of trucks dropping off and the problem this could cause.

Longcore opened the public hearing.

Hearing no comment Longcore closed the public hearing.

The Commission questioned if there was approval from the fire department. Johnson stated that it could be one of the conditions of approval. Knoper asked if the Kerkstra went to the DEQ and the DEQ wanted changes to the plan, would the applicant have to come back to the Planning Commission or could that be done by staff. Johnson stated that at that time the plan would have to be looked at and decided if it would be a major or minor change. Hilliker asked the applicant if the operation would be only a day shift or more than that. The applicant stated day only; trucks will be stored and unloading would be done inside the building. Hilliker stated that one driveway would not be enough and that the driveway issued needed to be addressed first. Hilliker feels the two driveways is a good idea and it is designed well.

Schut had concerns on odor control. The applicant stated that odor is controlled with a bio filter and should be contained within the building and do not anticipate any odors extending past the property line. With good housekeeping that shouldn't be odors past the property line. The applicant stated again that the unloading will be in the building. There is no way we can say that there is no ever be any odors. Zuniga asked how the solids would be handled. The applicant stated that those would be going to the landfill and will be closed inside the building and tarped when leaving the building.

Longcore opened the Public Hearing for Site Plan Review for Kerkstra Services, Inc. for an indoor sewer treatment facility at 5324 Rich Street.

Gary Stroven, had three questions, one being the second driveway, he is the owner of the lot to the south and having a second driveway there, is that going to restrict his driveway. Is it according to the County requirements? Second question, is sidewalks, in our development it was written originally to have sidewalks on the east sides of the road and on the south sides of the road only and one the west and north sides there was no sidewalks required. Third what is the capacity of our sewer lines are going to be used, is there going to be a problem when more development is added.

Johnson asked the applicant if he contacted Ottawa County Road Commission for a driveway permit, the applicant stated no. There will need to be approval for that one or both driveway.

Sewer capacity would be best explained by Steve Bos from the Waste Water Treatment Plant, the applicant stated that 30,000 to 40,000 gallons a day which is going to be minimal within the system. Zuniga would like to know the capacity.

Knoper stated the Stroven was correct on the sidewalks according to the PID.

Longcore closed the Public Hearing.

Schut stated that he is not crazy about all the large truck traffic. He does not feel this is a good location for this project. Knoper stated that the property is an industrial development and the roads should be built to take the heavy loads. Schut stated that this project is by Special Use though not just a permitted use. Knoper stated that you could have manufacturing by right that could take heavy loads also. It should be a Class A road.

Longcore brought up the exterior of the building and asked the percentages of the materials be labeled on the building. Knoper agreed.

Hilliker asked how many employees will be employed for traffic info. The applicant stated, one manning the waste water plant, one in the office and 7 truck drivers.

Schut would feel better if there was a review from the engineer rather than just feedback from Steve Bos, County Road Commission, Fire Chief and County Drain Commission. Longcore stated that he feels that the Commission has passed the point of way too many conditions that would need to be put on this project without some of these approves mentioned by Schut. Hilliker is concerned with the capacity issue impact on the other properties.

Knoper made a motion to table the Special Use/Site Plan for Kerkstra Services, Inc. for an indoor sewer treatment facility at 5324 Rich Street pending Township Engineer, County Road Commission, Fire Chief and County Drain Commission approvals. Seconded by Zuniga. Motion Approved.

8. Site Plan review.

- A. Kerkstra Services, Inc. for an indoor sewer treatment facility at 5324 Rich Street. See 7.A.

9. Old Business:

- A. Continued review of amendment to the C-1 and C-2 zoning districts.

Johnson went over his Draft 2 review. (see attached) Several items were discussed at length. Johnson will come back with the Draft #3 changes.

10. New Business:

- A. Review proposed amendments to parking space dimensions in Article 21.

The Commission went over Johnson's report. The Commission would like some diagrams in the parking spaces.

B. Findings of Fact for Conifer Creek West Special Land Use.

Schut made a motion to approve the Findings of Fact for Conifer Creek West Special Land Use approved on February 3, 2015. Seconded by Knoper. Motion Approved

C. Findings of Fact for Conifer Creek West Site Plan Review.

Schut made a motion to approved the Findings of Fact for Conifer Creek West Special Land Use approve on February 3, 2015. Seconded by Knoper. Motion Approved

11. Ordinance Amendments.

12. Township Board Report.

13. Commissioner Comments.

Schut and Longcore felt the Site Plan that was on the agenda tonight was no complete and should not have been on the agenda. They just want to be consistent with everyone with the submittals.

Johnson stated that Hidden Shores West will be coming back to the Commission soon.

14. Public Comment.

15. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
March 16, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, Hilliker, Zickus, Zeinstra

3. For information: Packet of letters regarding the Richland Residential LLC.
4. Approve the minutes.

Motion by Schut to approve the March 3, 2015 meeting minutes as submitted.  
Seconded by Knoper. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded  
by Zeinstra. Motion approved.

6. Receive public comments. No comments.
7. Public Hearings.

- A. Richland Residential LLC request to rezone properties at 4923 Allen Park Drive and 4966 Rich Street from Planned Industrial Development (PID) District to R-4, Medium Density Multiple Family Residential/Office District.

Steve Witte represented Richland Residential LLC and presented the rezoning from PID to R-4. The applicant is constructing The Enclave at this time and this would be a similar project to that project. Witte explained how it fit in the current Master Plan. Witte also showed the Planning Commission the future proposed plan of Richland Residential LLC. Witte went over Johnson's report. Witte pointed out that the Planning Commission just approved a piece of property from PID to R-4 right next to industrial. This project would be next Laser Dynamics but could be heavily landscaped. There is not much R-4 property left that is not under contract in the Township.

Johnson read his report. (see attached)

Longcore opened the Public Hearing.



Andy Vandyke stated that he owned the property being discussed and in 2000 developed it as an industrial park, that was 15 years ago, the property is not selling as industrial, we're finally getting some interest with this offer.

Arnold Grover stated he did have the property on in question on the market for industrial and could not get any interest because there is not a nearby expressway. Grover stated that during the time he had the property listed he had more inquiries to use the property as something other than industrial than anything else.

Bob Chapin supports this project and feels it fits in the area. Chapin felt that the Master Plan should have been update when the student housing started going in, it's there it's not going away.

Longcore closed the Public Hearing.

Longcore and Zuniga were concerned about traffic and foot traffic. There was discussion about bussing. Hilliker suggest looking at the Master Plan again for a possible change in the area.

Knoper made a motion to table the request from Richland Residential LLC to rezone properties at 4923 Allen Park Drive and 4966 Rich Street from Planned Industrial Development (PID) District to R-4, Medium Density Multiple Family Residential/Office District until the Planning Commission has time to review the Master Plan. Seconded by Zickus. Motion Approved.

8. Site Plan review.

9. Old Business:

A. Review Draft 3 of amendment to combine C-1 and C-2 Zoning Districts.

Johnson read his report. (see attached) Outdoor sales were discussed. Items that require Special Land Uses were discussed. Johnson will make some correction and bring it back to the Planning Commission.

10. New Business:

11. Ordinance Amendments.

12. Township Board Report.

13. Commissioner Comments.

There was discussion on the Master Plan and how it will take plan at the meeting. Johnson asked the Planning Commissioners to look over the Hydro-Geo Study for Hidden Shore West as well as the new plan submitted.

14. Public Comment.

15. Meeting adjourned.

**\*\*Any and all attachments are available at the Township Offices.**

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
April 7, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, Hilliker, Zeinstra  
Absent: Zickus

3. For information: Letter from Gary Murphy regarding Richland.
4. Approve the minutes.

Motion by Zeinstra to approve the March 16, 2015 meeting minutes as submitted.  
Seconded by Zuniga. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded  
by Zeinstra. Motion approved.

6. Receive public comments.

Steve Witte from Nederveld Associates gave an update on Richland Development. Witte handed out a letter regarding the rezoning as well as a letter from Laser Dynamics in support of the project.

7. Public Hearings.
8. Site Plan review.
9. Old Business:

- A. Review Draft 4 of amendment to combine C-1 and C-2 Zoning Districts.

Johnson read his report of Draft #4. Outdoor sales were discussed at great length. Johnson will make the correction and will bring back the changes.

- B. Continued review of Parking Requirements.

Johnson explained his changes. Some discussion took place; Johnson will bring final draft changes back for review for the Commission.

10. New Business:

A. Discussion of Master Planned Industrial and Multi-Family areas.

Johnson handed out his report and the copy of the letter from Laser Dynamics; he then reviewed his report. There was much discussion about multi-family being allowed in the area of 48<sup>th</sup> Avenue and Rich Street. The Commission would to think about it some more and maybe discuss it at the next meeting.

11. Ordinance Amendments.

12. Public Comment.

Gary Murphy stated that he was disappointed that the Commission did not read his letter aloud and that in their discussion about the Master Plan they did not seem to be concerned about neighborhood in that area.

Matt Murphy stated that he is on both sides of the fence on this one. He felt that it's important to keep the industrial and that the owner should lower the price if it hasn't sold. He stated that he would be hard pressed to see this changed from industrial to multi-family residential.

Witte stated that traffic seems to be a concern with the property in question but if that property was used for industrial, Rich Street would be busier with trucks and heavier construction traffic than the residential that is proposed. Witte stated that there is residential up against industrial already in the area and the rezoning would just be a continuation of that.

13. Township Board Report.

14. Commissioner Comments.

Longcore and Johnson talked about upcoming projects.

15. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
April 20, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, Zickus, Zeinstra  
Absent: Hilliker

3. For information:
4. Approve the minutes.

Motion by Knoper to approve the April 7, 2015 meeting minutes as submitted.  
Seconded by Zeinstra. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda with the changes of moving 10.B. to 11. B.  
Seconded by Knoper. Motion approved.

6. Receive public comments.
7. Public Hearings.
8. Site Plan review.
9. Old Business:

- A. Continue review of Hidden Shores West PUD rezoning and Site Plan application.

Nederveld Associates presented the plan for Hidden Shores West. Kurt Koella spoke on the Hydro-Geo study. Johnson submitted his report. The Planning Commission talked about the traffic study, sand mining, road paving, etc. Longcore went over the standards for PUD's.

Knoper made a motion to have staff draft an ordinance for Hidden Shores West that can be reviewed at the next possible meeting. Seconded by Zeinstra. Motion approved.

10. New Business:

- A. Major amendment to Allendale Professional Park PUD and Site Plan review for 11301 Commerce Drive.

Dennis Johnson represented Maas Development, Green Acres Senior Assistant Living Center and presented their plan. Johnson went over his report. The Planning Commission discussed the project.

Schut made a motion to set a Public Hearing for May 18<sup>th</sup> 2015 for Maas Development for Green Acres Senior Assisted Living Facility located at 11301 Commerce Drive. Seconded by Zickus. Motion Approved.

- 9 B. Review of Master Plan recommendations for Sections 19 and 24 – Richland rezoning.

Steve Witted from Neverveld recapped the Richland Development reasons for the proposed rezoning request that was tabled by the Planning Commission.

The Planning Commission stated they would discuss it at another meeting.

11. Ordinance Amendments.

12. Public Comment.

Ken Smit – 78<sup>th</sup> Avenue told the Planning Commission he appreciated them taking their time in the decision and asking the right questions.

Brian Grzybowski also thanked the Planning Commission for taking the time making the on Hidden Shores West. Grzybowski asked what kind of buffer would be going to be installed on 78<sup>th</sup> Avenue to protect the neighbors. Also truck travel, and where it will exit and hours of operation and he mentioned several other issues.

Steve Witte stated that Richland would like to keep their project moving forward.

Greg DeJong stated that Green Acres is a great project.

13. Township Board Report.

14. Commissioner Comments.

Longcore and Johnson talked about upcoming projects.

Schut felt that Steve Witte – Richland – should not have been bumped from the agenda.

15. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
May 5, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, Zickus, Hilliker  
Absent: Zeinstra

3. For information: Jeff Seaver emails, Zimmer Development information and Placid Waters memo
4. Approve the minutes.

Motion by Schut to approve the April 20, 2015 meeting minutes as submitted with a spelling change to Mr. Witte's name. Seconded by Zickus. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded by Schut. Motion approved.

6. Receive public comments.

Steve Witte from Nedervelds refreshed everyone on the current request for Richland Development request for a rezoning from PID Planned Industrial Development to R-4 Medium Density Multiple Family Residential/Office District.

Andy VanDyke owner of the proposed rezoning of Richland Development stated he has not had any industrial requests on the property in 15 years. So he feels it's time for the Commission to look at the area for something different.

John Worst lives on 52<sup>nd</sup> Avenue next to the proposed Zimmer Development and he hopes that the Commission takes into account the concerns of some of the surrounding neighbors. Worst stated that after looking at the site plan there doesn't appear to be any sidewalks as part of the plan. Worst is at the north end of the project and hopes that there will be some type of berm or fence for traffic and trespassing. Worst is also concerned about density.

Jean Constantine from Village at 48 West is concerned that the site plan is even being talked about when the Zimmer Development has quite a few variances scheduled for a

meeting later in the week. Constantine feels that the plan is not solidified enough for the Planning Commission to be putting any due diligence into the plan this evening.

7. Public Hearings.

8. Site Plan review.

9. Old Business:

A. Continued discussion of Master Plan recommendations for Sections 19 and 24.

Johnson read his report. There was much discussion that took place with the Commissioners about changing the Master Plan.

B. Discuss Richland rezoning request.

Schut made a motion to take the original rezoning request from Richland Development off the table. Seconded by Zickus. Motion approved.

Discussion took place on the Ridgeland request for rezoning. Schut asked to go through the criteria for a rezoning.

Hilliker made a motion to reject the Ridgeland rezoning request because of the current student housing levels, because its PID land and the lack of PID land and it does not fit the overall intent of this area.

No response to the motion.

Schut made a motion to table the rezoning request from Ridgeland Development from PID to R-4. Seconded by Zickus. Motion approved 5 yes - 1 no

10. New Business:

A. Placid Waters Major PUD Amendment and set a public hearing.

Marty Spees explained the proposed PUD amendment for the Placid Waters development. Johnson read his report. The Planning Commission discussed sidewalks and the placement of sidewalks. The sand mining Special Use is up for renewal in 2017 and can be renewed by the Planning Commission if need be.

Motion by Knoper to set a Public Hearing for an amendment to the Placid Waters PUD for June 2, 2015. Seconded by Zickus. Motion approved.



B. Pierce Place PUD rezoning work session and set public hearing.

Steve Witte from Nedervelds presented the Pierce Place request for rezoning from R-4 to PUD located at the northwest corner of 48<sup>th</sup> Avenue and Pierce Street. M & K Langlois are owners; they also own the adjacent Hillcrest and Country Place apartments. Johnson read his report. The Commission had much discussion on green space.

Knoper made a motion to set a Public Hearing for the rezoning from R-4 to PUD for Pierce Place located at the northwest corner of 48<sup>th</sup> Avenue and Pierce Street for June 2, 2015. Seconded by Zuniga. Motion approved.

C. Zimmer R-4 site plan – corner of 52<sup>nd</sup> and Pierce – special use and set a public hearing.

Johnson explained the Zimmer project and the fact that they have a variance meeting on Thursday May 7, 2015.

Mr. Tucker presented the Zimmer project and explained what they are all about. Steve Witte from Nedervelds presented the rest of the project.

Johnson read his report. The Planning Commission had some discussion on the project. Longcore did bring up Jeff Seaver's emails. The Planning Commission discussed possible fencing for the project. The Planning Commission will see what happens after the Zoning Board of Appeals makes a decision.

D. Leprino Foods expansion; review to determine if major or minor amendment to the special use permit.

Johnson read his report. A representative from Leprino Foods presented the project for a freezer space over 25,000 square feet.

Motion by Zickus that the request from Leprino foods to add approximately 25,000 square feet of freezer space is not a major change to their Special Land Use so they move ahead with the project. Seconded by Zuniga. Motion approved.

11. Ordinance Amendments.

12. Public Comment.

Glenn Turek submitted a picture of his car and how close it can be to a bedroom window and wants the Planning Commission to be aware that a thorough street is very dangerous and to close to units along that street. Turek would like to see two cul-de-sac streets.

Turek feels there is too much approved housing at this point and that the market will be flooded.

Constantine feels that the site plan for Zimmer Development some work and the Planning Commission needs to wait to see about the variances.

13. Township Board Report.
14. Commissioner Comments.
15. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
May 18, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, Zickus, Hilliker and Zeinstra

3. For information: A letter from the Fire Department from Dave Pelton, Fire Inspector on Green Acres. A letter from Ottawa County Road Commission on Placid Waters. A letter from Louis & Verna Allen, 11308 56<sup>th</sup> Avenue on Green Acres.
4. Approve the minutes.

Motion by Knoper to approve the May 5, 2015 meeting minutes as submitted with a date change. Seconded by Schut. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda with a change that 10.A. be removed as the requested. Seconded by Zuniga. Motion approved.

6. Receive public comments.

Longcore opened the Public Comments.

Steve Witte from Nedervelds spoke on the Richland rezoning request and pointed out the surrounding zoning and how this request fits the requested rezoning.

Hearing no more comment Longcore closed the Public Comment time.

7. Public Hearings.
  - A. Major amendment to the Allendale Professional Office Park PUD by Maas Development/Retirement Living Management.

Mass Development presented their project and Johnson read his report.

Chairman Longcore opened the Public Hearing.

Robert Beelen has concerns about fencing; he would like to see fencing instead of just a berm.

Stact Suboski stated that she has a concern about parking lot lights and she would like more than just a berm; fencing would be better for privacy.

Longcore read a letter submitted from the Allen's at 11308 56<sup>th</sup> Avenue.

Longcore closed the Public Hearing.

The applicant stated they will show a lighting plan that will show lighting that will not spill off the property.

Landscaping was discussed at great length.

Motion by Knoper to approve and recommend to the Township Board an amendment to 2000-8 Allendale Business Park PUD with an amendment to the signage to allow for three (3) square foot per directional sign along the off-site sign. Seconded by Schut. Motion Approved.

Motion by Schut to recommend to the Township Board the resolution for Allendale Business Park 2015 with the changes to C. That construction of phase 3 as illustrated on the Final development has changed to include the parking lot for phase 3 being included with the completion with phase 1 & 2. Seconded by Zuniga. Motion Approved.

Motion by Zickus to approve the Special Land Use request for an assisted living facility for two (2) twenty (20) unit buildings for assisted living and a fourteen (14) unit building for Alzheimer/Dementia care. This should also include a two (2) year temporary trash enclosure; the landscaping designs should include decorative fencing and plantings for screening to enhance the property line privacy. And to include signage to allow for three (3) square foot per directional sign along the off-site signage. Seconded by Knoper. Motion Approved.

- B. Special Land Use request from Maas Development/Retirement Living Management for the Green Acres Assisted Living Facility.

See above.

- 8. Site Plan review.

- 9. Old Business:

- A. Hidden Shores West PUD Ordinance and Resolution.

Johnson went over Hidden Shores West items. He went over the proposed Hidden Shores West Ordinances and the Ordinance. The Commission had much discussion on both items.

Motion by Koper to recommend to the Township Board to approve the draft of the Hidden Shores West PUD Zoning District and the Hidden Shores West Resolution dated May 18, 2015 with five (5) changes. Seconded by Zeinstra. Motion Approved.

B. Richland rezoning request from PID to R-4.

Johnson read his proposed motions and information for Richland Estates.

Knoper made a motion to remove from the table the motion from Hilliker for discussion. Seconded by Zickus. Motion Approved.

Longcore spoke on the Master Plan and the proposed request.

Zeinstra stated that it is not the Planning Commissions job to do a market study on student housing. Zeinstra believes that Ridgeland makes sense.

Zickus feels that rental property is not available in Allendale for anyone but students.

Schut brought up the Group Housing overlay zone and stated that the proposed property is in the Group Housing overlay area. Schut feels it fits well and that the Commission just rezoned a property right next door a month or two ago. The Commission needs to be consistent.

Longcore stated that the Master Plan is an important document and doesn't believe it's a good habit to change it every time someone comes in on a whim.

Zeinstra agrees the Master Plan is important but it is just a guide.

Zickus & Knoper don't like going against the Master Plan but do believe the owner of the property has the right to market it to sell.

Zickus moved that the request from Richland Residential, LLC to rezone two parcels containing approximately 14 acres of land from PID to R-4 Located at 4923 Allen Park Drive and 4966 Rich Street be recommended for approval to the Township Board with the following reasons:

1. The proposed apartments and other R-4 permitted uses would be appropriate for this site as apartment a located on abutting property to the south which is The Enclave.

2. The site is close to retail uses and restaurants on the north side of LMD which can serve apartment residents.
3. A rezoning to R-4 from PID was recently approved by the Township Board for a 1.69 acre parcel at 48<sup>th</sup> Avenue and Allen Park Drive about ¼ mile from the Richland site so rezoning the Richland site to R-4 would be consistent with this recent action by the Board.
4. Adjacent industrial users do not object to the rezoning.
5. Use of this site for industrial purposes is incompatible with the mobile home park to the west and The Enclave apartment to the south.
6. Rich Street is not a County All Season road and is not capable of accommodate year round industrial truck traffic.
7. Through site plan review landscaping and building placement an apartment project on this site can be required to be designed to lessen the impact of adjacent industrial land uses on apartment residents.
8. There are 153 acres of vacant industrial zoned land in Sections 19 & 24 served by public water and sanitary sewer within 1.5 miles of LMD. There is sufficient industrial zoned land nearby which can meet market demand. Industrial use of this site is unrealistic as it has been marketed for many years and has not sold for industrial use.
9. The proposed property is in the Group Overly Zone.
10. Consistency with surrounding property.
11. Slight conflict with current neighbors.
12. R-4 does fit in the area.

Seconded by Schut.

Roll call vote.

Hilliker – no

Knoper – yes

Zuniga – yes

Schut – yes

Zeinstra – yes

Zickus – yes

Longcore – no

Motion Approved

C. Review revised Site Plan for Pierce Place PUD.

Steve Witte presented the Pierce Place changes on the plan that the Commission requested. Much discussion took place.

10. New Business:

A. Major amendment to Campus Towne Center PUD by Spectrum Health – review and set a public hearing.

Pulled from the agenda at this time.

11. Public Comment. None

12. Township Board Report. None

13. Commissioner Comments.

14. Meeting adjourned.

**\*\*Any and all attachments are available at the Township Offices.**

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
June 2, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, Hilliker and Zeinstra  
Absent: Zickus

3. For information: A letter from Eastbrook Homes concerning Placid Waters.
4. Approve the minutes.

Motion by Schut to approve the May 5, 2015 meeting minutes as submitted. Seconded by Hilliker. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded by Zeinstra. Motion approved.

6. Receive public comments.

Longcore opened the public comments.

Hearing no comment Longcore closed the public comment time.

7. Public Hearings.

- A. Request for an amendment to the Placid Waters PUD at the northeast corner of 84<sup>th</sup> Avenue and Lake Michigan Drive.

Marty Spees presented the Placid Waters plan. Eastbrook Homes also attended to show the different styles and construction of the new proposed homes. Johnson went over his review.

Longcore opened the Public Hearing.

Al Torno was concerned about the sewer system handling all the additional homes added to the plan and also the added traffic to 84<sup>th</sup> Avenue.



Gary Torno also has concerns about the sewer system but is mostly concerned about the impact of the extra traffic on 84<sup>th</sup> Avenue and the corner at Lake Michigan Drive.

Patrick Eddy was concerned that there were too many homes added to the new proposed plan.

Karl DeLooff presented a power point; he lives in the middle of Placid Waters. (see attached documentation) DeLooff asked the Planning Commission to table the project until they had more time to look into things.

Jay Bachelor asked what the advantage was to mix condos in with residential houses.

Hearing no more comments the Public Hearing was closed.

Spees answered some of the questions from the public. Spees stated that the developers are going to do whatever the agencies tell them to do. Spees stated that they have contacted Ottawa County Road Commission and MDot. Density had increased but it is still well under what could actually be built. Stormwater management is almost identical as before, new permits will be obtained. The clay and sand issue will be managed and should not change the water table; the lake has been there for several years.

McGraw of Eastbrook Homes spoke on the cleanup of the site and the larger lake.

Knoper wants the home owners associations to be responsible for the care of the lake.

Johnson read Eastbrook Homes letter.

The Planning Commission felt that everything in the letter that Eastbrook Homes submitted was acceptable. The Planning Commission would like sidewalks on both sides of the road on the interior of the development. Sidewalks on 84<sup>th</sup> Avenue must be completed before Phase II begins or 5 years from the adoption of this ordinance. The Lake Michigan Drive driveway will continue to be used for construction. Street trees will be planted in the Spring and the Fall. The Planning Commission wants to see a traffic study, county approvals, etc.

Hilliker made a motion to table Placid Waters until Johnson can make his changes and the Planning Commission has more time to review the information and the applicant can have the answer for Mr. DeLooff and Mr. Anderson. Seconded by Knoper. Motion approved.

- B. Request to rezone the property at the northwest corner of 48<sup>th</sup> Avenue and Pierce Street from R-4 to PUD for Pierce Place Apartments.

Steve Witte from Nederveld Associates presented Pierce Place. Johnson read his report.

Longcore opened the Public Hearing. Hearing no comment Longcore closed the Public Hearing.

The Planning Commission had some discussion on the project with these changes.

Revise and correct the date on the Site Plan, label the non-motorized trail along Pearce Street and take Number 5 out of J of the Resolution. The recreation area would be at least 1500 square feet, relocate the landscaping to buffer the existing buildings to the west.

Hilliker made a motion to recommend to the Township Board to rezone the property located at 10445 48<sup>th</sup> Avenue, Parcel #70-09-25-400-031 from R-4 Multi Family/Office District to PUD Planned Unit Development named Pierce Place Development LLC. Seconded by Knoper. Motion approved.

Hilliker made a motion to recommend to the Township Board the Pierce Place PUD Resolution labeled June 2, 2015 with the changes noted in the minutes. Seconded by Knoper. Motion Approved.

8. Site Plan review.

9. Old Business:

10. New Business:

- A. An amendment to Campus Towne Center PUD by Spectrum Health for additional signage.

No one showed up for Spectrum Health.

- B. Request from Bob Morse/Stone Creek Allendale LLC to set a Public Hearing for July 7, 2015 for rezoning of land at 5869 Lake Michigan Drive for R-1 to C-2.

Johnson read his report.

Zeinstra made a motion to set a Public Hearing for July 7, 2015. Seconded by Schut. Motion approved.

- C. Set a Public Hearing for the expanded land area for the Kerkstra's Special Land Use request originally considered on March 3, 2015.

Johnson read his report.

Knoper made a motion to set a Public Hearing for July 7, 2015. Seconded by Zeinstra. Motion approved.

11. Public Comment.

Karl DeLooff thanked the Commission for tabling Placid Waters. DeLooff explained the condo documents a little more thoroughly.

12. Township Board Report.

Zeinstra stated that the Township Board was looking at a new sound and computer system.

13. Commissioner Comments.

14. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
June 15, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Knoper, Longcore, Zuniga, Schut, and Zeinstra  
Absent: Zickus, Hilliker

3. For information: Letter from Karl DeLooff's attorney, a letter from Karl DeLooff and a speech from Karl DeLooff.
4. Approve the minutes.

Motion by Schut to approve the May 5, 2015 meeting minutes as submitted. Seconded by Knoper. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded by Zeinstra. Motion approved.

6. Receive public comments.

Longcore opened the public comments.

Karl DeLooff explained the detrimental affect the changes to Placid Waters would have on him if the amendment goes through. (see attached)

Al Torno stated that before anything is approved that before anything is approved traffic needs to be looked at.

Derk Torno is concerned about traffic also.

Gary Torno is also concerned about traffic and asked if a traffic study has been or will be done.

Talsma's are concerned about the traffic also and wonders who is going to buy all these large homes?

Hearing no further comment Longcore closed the Public Comment time.

7. Public Hearings.

A. Placid Waters PUD Amendment.

Longcore read through the Township Attorneys letter on how the Commission should proceed. (see attached) essentially the attorney is saying that the Planning Commission is not a policing entity, it is not the Planning Commissions job to resolve the depute. The attorney stated that it is the Planning Commissions job to proceed forward with the approval process.

Johnson read his report. Schut is concerned about the traffic. There was much discussion about traffic. Johnson read through the ordinance and the resolution and added a few items.

Knoper made a motion to approve the amendment to the Placid Waters PUD Development and recommend to the Township Board for approval. Seconded by Zeinstra. Motion Approved.

Schut made a motion to recommend to the Township Board the Placid waters PUD resolution with the changes made by staff dated June 2 and June 15, 2015. Seconded by Zuniga. Motion Approved.

8. Site Plan review.

A. Site Plan review for Brusveen Chiropractic Office Building at 5150 Lake Michigan Drive.

Schut abstained from discussion and voting because of conflict of interest.

Steve Witte from Nederveld's presented the proposed plan for Brusveen Chiropractic. Johnson read his staff report. The Planning Commission had much discussion on the front of the building/materials, etc., the roof style and roof top equipment being hidden, and dumpster enclosures.

Knoper made a motion to table the Brusveen Site Plan until additional changes and documentation of elevations are submitted. Seconded by Zeinstra. Motion Approved. Schut abstaining.

9. Old Business:

10. New Business:

A. Draft 5 of Ordinance Amendment to Combine C-1 and C-2 Zoning Districts and an Amendment to the Parking Chapter.

Johnson went over his report for C-1 and C-2 Zoning. The Planning Commission wants everyone with C-1 property to be informed of the zoning change. Johnson read over the Parking changes.

11. Public Comment.
12. Township Board Report.
13. Commissioner Comments.
14. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
July 7, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Zickus, Hilliker, Longcore, Zuniga, Schut  
Absent: Knoper and Zeinstra

3. For information
4. Approve the minutes

Motion by Schut to approve the June 15, 2015 meeting minutes as submitted. Seconded by Hilliker. Motion Approved.

5. Approve the agenda.

Motion from Longcore to approve the agenda as submitted. Seconded by Zickus. Motion approved.

6. Receive public comments.
7. Public Hearings.

- A. A request from Stone Creek Allendale LLC to rezone 1.38 acres of land from R-1, Low Density One Family Residential District to the C-2, General Commercial zoning district for property at 5869 Lake Michigan Drive.

Jim Morgan presented the Stone Creek project. Johnson read his report.

Longcore opened the public hearing. Hearing no comment Longcore closed the public hearing.

Joshua Robinson feels that since it's all surrounded by residential it should stay residential.

Hearing no other comment Longcore closed the Public Hearing.

Schut has concerns of spot zoning and so does Longcore.

Zickus made a motion to approve the Stone Creek Allendale LLC rezoning of 1.38 acres of land from R-1 Low Density One Family Residential District to the C-2, General Commercial at 5869 Lake Michigan Drive and recommend it to the Allendale Township Board because it is compatible with the current master plan. Seconded by Schut. Motion Approved.

- B. A request from Kerkstra Services for a Special Land Use permit to allow an indoor sewer treatment facility in the Planned Industrial Zoning District (PID) at 5324 and 5366 Rich Street.

Kerkstra Services presented their plan. Johnson gave his report. There was some discussion on sidewalks. Longcore went over the standards of 20.06 for the Special Land Use.

Zickus made a motion to approve the Special Land Use permit for Kerkstra Services at 5324 Rich Street dated July 7, 2015. Seconded by Schut. Motion Approved.

Hilliker made a motion to approve the Kerkstra Services Site Plan review with the following revisions to be made to the Site Plan, removal of the site plan requirement for the for sidewalks for the reason of the area is not conducive to sidewalk use, add the revised landscaped plan to show the six (6) large evergreen trees, and re-date the site plan. Seconded by Zickus. Motion Approved.

- 8. Site Plan review.

- 9. Old Business:

- 10. New Business:

- A. A request for a minor amendment to an existing special use to expand the Leprino Foods facility at 4700 Rich Street.

Leprino Foods presented their plan to expand their freezer capacity. Johnson read his report. Longcore read the Special Land Use request of Section 20.06.

Hilliker made a motion to approve the June 15, 2015 Site Plan and the Minor Amendment to the existing Special Land Use which allows the Leprino's facility to expand. Seconded by Schut. Motion Approved.

- B. A request for a minor amendment to the Campus Towne Center PUD for additional signs for Spectrum Health.

Spectrum Health presented their request. Some discussion occurred.



Schut made a motion to approve the Campus Town PUD request for signage as proposed, 9-11B, 9-13C, 9-10B, dated July 7, 2015. Seconded by Zickus.  
Motion Approved.

11. Public Comment.
12. Township Board Report.
13. Commissioner Comments.
14. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
July 20, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Zickus, Hilliker, Longcore, Schut, Longcore, Zuniga, Knoper and Zeinstra  
Absent: none  
Guest present: Greg DeJong, Steve Witte

3. Approve the minutes.

Motion made by Schut to approve the minutes of the July 7, 2015 as submitted. Seconded by Zuniga. Motion approved.

4. Approve the Agenda.

Motion made by Longcore to approve the agenda as submitted. Seconded by Zickus. Motion approved.

5. Public Comment.

Greg Dejonge, Ottawa County Planning Commission Chair, gave the Planning Commission an overview of the \$100,000 grant to study the Grand River from Robinson Township into Kent County.

6. Public Hearing.

- A. Tim Johnson reviewed the amendment to Section 21.09 revising the off street parking space standards.

Longcore opened the public hearing. Hearing no comment, Longcore closed the public hearing.

Motion by Knoper to recommend to the Township board the amendment to Section 21.09. Seconded by zickus.

7. Old Business.

Brusveen Chiropractic Site plan – Winding Creek PUD.

Steve Witte reviewed the changes to the site plan.

Tim Johnson went over the staff report presented to the Planning Commission.

Knoper referenced the rooftop equipment screening.

Johnson went over the island curbs in the parking lot, easements, stormwater and other items needed before building permits.

Planning commission reviewed the elevations and landscaping plan.

Motion made by Zickus to approve the for the site plan of Brusveen Chiropractic offices final PUD site plan with the changes to be referenced in the finding of facts. Seconded by Zuniga. Motion Approved.

8. New Business.

A. Motion by Schut to approve the Finding of Facts for Kerkstra Services LLC. Site plan and Special Use as submitted. Seconded by Knoper. Motion Approved.

B. Motion by Schut to approve the Finding of Facts for Leprino Foods Special Land Use minor amendment and Site plan as submitted. Seconded by Zickus. Motion Approved.

C. Motion by Zickus to approve the Finding of Facts for Campus Towne Center PUD minor amendment for Spectrum Health directional sign as submitted. Seconded by Hilliker. Motion Approved.

9. Public Comment – None.

10. Township Board Report.

11. Commission Report.

12. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
August 4, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Zickus, Hilliker, Longcore, Zuniga, Schut, Knoper and Zeinstra

Absent: None

Guest present: Steve Witte, Kevin Langlois

3. Approve the agenda.

Motion by Longcore to approve the agenda with the addition of Pierce Place. Seconded by Zickus. Motion approved.

4. Public Commment – None

5. Tim reviewed the public hearing notice on C-1 and C-2 general commercial. Zeinstra recommend a change to the special use section. Recommendation to change the language and have a public hearing on September 1, 2015.

6. Lighthouse Church Special Use and site plan - Steve Witte introduces the special use and site plan request for Lighthouse Church at 7624 Lake Michigan Drive.

The planning commission asked about the use of the proposal. Clarification and comments were made about the different uses of the building related to worship.

Questions and comments were made about accessory uses within a special use regarding radio stations.

Schut mentioned concerns about the current future location of parking.

Fred Hilliker asked about the drainage, Steve Witte explained the elevations correlating to the decision made on the drainage.

**Planning Commission set the public hearing for September 1, 2015.**

7. Pierce Place minor amendment - Steve Witte explained a change to Pierce Place building along 48<sup>th</sup> Ave. The change in location created a construction concerns causing some gables being removed. The materials would be the same or upgraded. Knoper agrees the new site plan looks better.

Motion made by Zienstra to approve the minor amendment to the Architectural elevations submitted for the planning commission meeting of August 4, 2015 for Pierce Place. Applicant to date the elevation drawings and submit them to the Township. Seconded by Zickus. Motion approved.

8. Finding of Facts of Brusveen site plan. Motion made by Knoper supported by Zuniga to approve the finding of facts of Brusveen Chiropractic site plan approval. Motion approved.
9. Master plan – Planning Commission review the Master Plan. Discussion occurred on industrial uses, sewer master plan, student housing, etc...

Motion made by Knoper to direct staff to develop language amending the master plan for the Planning Commission's review. Seconded by Hilliker.

10. Public Comments – none.
11. Board report – none.
12. Commissioner and staff comments – Longcore will not be present at the August 17, 2015 meeting.

Tim updated the Planning Commission on the special use for Kennedy Lakes.

13. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
August 17, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Zickus, Hilliker, Longcore, Schut, Longcore, Zuniga and Knoper

Absent: Zeinstra

Guest present: None

3. Received for information. None
4. Approve the minutes.

Motion made by Schut to approve the minutes of the July 20, 2015 submitted. Seconded by Zickus. Approved.

Motion made by Zickus to approve the minutes of the August 4, 2015 as submitted. Seconded by Schut. Approved

5. Approve the Agenda.

Motion made by Longcore to approve the agenda as submitted. Seconded by Zickus. Approved.

6. Public Comment. None
7. Public Hearing. None
8. Site Plan Review.
9. Old Business.
10. New Business.

- A. Review of Special Use Permit Expiring on August 20, 2015 for Kennedy Lakes Sand Mine.

Applicant was not present. Staff will prepare and send letter to owner certified mail to cease and decess mining operation by August 20, 2015 and to attend the September 1, 2015 Planning Commission meeting regarding renewal of the mining permit

B. Review proposed Amendment to 2013 Master Plan.

Staff presented the amendment to the master plan regarding the property proposed for High Density Residential land use north of the Enclave apartment project in Section 24.

Motion made by Knoper to recommend to the Board the amendment to the 2013 Master Plan. Seconded by Hilliker. Approved

11. Ordinance amendment.
12. Township Board Report.
13. Commissioner Comments.
14. Meeting adjourned.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
September 1, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Hilliker, Longcore, Schut, Longcore, Zuniga and Knoper  
Absent: Zeinstra Zickus,

3. Received for information. None
4. Approve the minutes.

Motion made by Hilliker to approve the minutes of the July 20, 2015 submitted.  
Seconded by Schut. Approved.

5. Approve the Agenda.

Motion made by Longcore to approve the agenda as submitted. Seconded by Knoper.  
Approved.

6. Public Comment. None
7. Public Hearing.

A. Amendment to combine C1 and C2 Zoning District into the GC Commercial Zoning District and to rezone CI and C2 zoned properties to the GC Zone.

Chairman Longcore opened the Public Hearing.

Tim Johnson presented the changes being recommended and the process for changing C1 and C2 Zoning District into the GC Commercial Zoning District.

Comments and concerns on the setbacks and lot sizes.

Question on legally non-conforming lots caused by the new zoning.

Josh Therkettle, owner of 5673 Lake Michigan Drive, asked about the uses of the property. Therkettle asked for different language on square footage. Johnson stated he would review further.

Chairman closed the public portion of the Hearing.



Questions from the Planning Commissioners on lot width.

Johnson recommended reviewing for different options at a future meeting.

Motion made by Knoper to table the discussion on the amendment until Staff comes up with alternate language for General Commercial Zoning. Seconded by Schut. Approved.

B. Special Land Use Permit for Lighthouse Church at 7624 Lake Michigan Drive.

Chairman Longcore opened the Public Hearing for Lighthouse Church.

Steve Witte introduced the project. Tim Johnson went over the staff report.

Chairman closed the public portion of the Hearing.

Knoper asked for clarification on the trees along the property line. Witte explained most of the trees are deciduous. Knoper asked for evergreen trees.

Knoper asked about the Storm Water agreement. Witte explained he has reviewed the project with the Water Resource Commission and neighbor.

Hilliker asked about the phasing plan.

Longcore reviewed the standards for a Special Use.

Motion made by Knoper to approve the Special Land Use Permit for Lighthouse Church at 7624 Lake Michigan Drive meets the zoning requirements of section 20.06 with the submitted narrative for the use, existing house to be used for church related uses and residential uses. Seconded by Zuniga. Approved.

Motion made by Schut to approve the Site Plan for Lighthouse Church at 7624 Lake Michigan Drive date August 14, 2015 with the following condition. Seconded by Knoper. Approved.

1. Future parking will be constructed if parking becomes insufficient.
2. Additional evergreens will be planted every 75 feet to 100 feet along the West and South property line at the minimum height of 2 to 3 feet to initiate growth. This will be readdress at the second site plan review
3. Existing house will be demolished as part of the second phase.
4. Roof top units will be submitted and approved by Staff.
5. Curbing provide by landscaping islands.
6. Sidewalks along Lake Michigan Drive.
7. Light poles will not exceed 20 feet.
8. Michigan Department of Transportation approval.
9. Ottawa County Road Commission approval
10. Township Department of Public Works approval.
11. Water Resource Commission approval.

8. Site Plan Review - none

9. Old Business.

Review of Special Use Permit Expiring on August 20, 2015 for Kennedy Lakes Sand Mine.

Site will be reviewed by staff.

10. New Business.

Knoper made a motion to set a Public Hearing for October 6, 2015 for a Special Use Permit for the Enclave Phase 2. Seconded by Schut. Approved.

11. Ordinance amendment - none

12. Township Board Report - none

13. Commissioner Comments.

Johnson updated the commission on upcoming projects.

14. Meeting adjourned next meeting is September 21, 2015

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
September 21, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Hilliker, Longcore, Schut, Zeinstra and Knoper  
Absent: Zickus, Zuniga

3. Received for information. None
4. Approve the Agenda.

Motion made by Longcore to approve the agenda as amended. Seconded by Knoper.  
Approved.

5. Public Comment.

Josh Thurkettle 5673 Lake Michigan Drive, asked about and gave a comments on the combination of C-1 and C-2 into General Commercial.

6. Public Hearing - none
7. Site Plan Review - none
8. Old Business.

Review amendments to combine the C1 and C2 Zoning Districts into the GC, General Commercial Zoning District. Tabled from September 1<sup>st</sup> meeting.

Motion by Knoper to take the amendment off the table. Seconded by Hilliker. Approved.

Johnson went over the options for the C1 and C2 Zoning Districts into the General Commercial Zoning District.

Planning Commission discussed the options on setbacks, square footage and Master Plan.

Motion made by Knoper to table the amendment of C1 and C2 Zoning Districts into the GC, General Commercial Zoning District until the recommendation comes back with the discussed changes. Seconded by Zeinstra. Approved.

9. New Business.

A. Request from Ron Van Singel for Planning Commission to decide if adding two lots to the Springfields of Allendale PUD is a major or minor amendment.

Ron Van Single explained the changes to the reduction to the Storm Water detention and the open location for two additional lots. The change does not alter the layout of the existing lots. The change will still be used for single family lots.

Planning Commission discussed the difference of Minor and Major amendments.

Motion made by Hilliker to approve the change as a Minor Amendment as it does not change any of the roads, utilities, landscaping and reclaiming land that is already there. Seconded by Knoper. Yes – Hilliker, Schut, Knoper, Zeinstra. No – Longcore

B. Findings of Fact for Special Land Use Permit for Lighthouse Church at 7624 Lake Michigan Drive.

Motion made by Schut to approve the Findings of Fact for Special Land Use Permit for Lighthouse Church at 7624 Lake Michigan Drive as submitted. Seconded by Hilliker.

C. Findings of Fact for Site Plan for Lighthouse Church at 7624 Lake Michigan Drive.

Motion made by Knoper to approve the Findings of Fact for Site Plan for Lighthouse Church at 7624 Lake Michigan Drive as submitted. Seconded by Zeinstra. Approved.

10. Ordinance amendment - none

11. Public comments

Josh Thurkettle commented on the General Commercial setback to residential.

12. Township Board Report – Zeinstra mentioned the non-motorized pathway, Band Shell and Sound system.

13. Approve the minutes.

Motion made by Knoper to approve the Planning Commission Minutes of the September 1, 2015 as submitted. Seconded by Hilliker. Approved.

14. Commissioner Comments.

Knoper asked about posting for public hearings.

Johnson updated the commission on upcoming projects.

15. Meeting adjourned next meeting is October 6, 2015

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
October 6, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Hilliker, Longcore, Schut, Zickus Zuniga and Knoper

Absent: Zeinstra

3. Received for information. Letter from Sun Communities.
4. Approve the Agenda.

Motion made by Longcore to approve the agenda as amended. Seconded by Knoper.  
Approved.

5. Public Comment - none.
6. Public Hearing

Special Land Use and Site Plan for the Enclave Phase 2 at 4923 Allen Park Drive and  
4966 Rich Street

Steve Witte, on behalf of the owners, introduced the Special Land Use and the Site Plan. This will be a similar project to the first phase. The property is approximately 13.77 Acres zoned R-4. Witte went over, open space, location of buildings, trash receptacles, adjoining property, parking, and sidewalks.

Tim Johnson went over the staff review of the project. Johnson reviewed the setback requirements, open space requirement, and off site trash compactor.

Longcore open the hearing to the public. No comments were received. Written comment was introduced. The letter referred to fencing between the properties west of the project.

Witte reviewed the open space for R-4 adjoining R-5. The intensity of uses was discussed.

Johnson discussed the setbacks, recreational facilities and the open space requirement.

Hilliker asked about the number of parking near the clubhouse.

Discussion on fencing along the property to the west, security, and parking passes.

Motion made by Knoper to table Special Land Use and Site Plan for the Enclave Phase 2 at 4923 Allen Park Drive and 4966 Rich Street. Seconded by Hilliker. Approved.

7. Site Plan Review - none

8. Old Business - none

9. New Business.

A. Major Amendment to Allendale Crossings PUD to allow multi-family dwellings

Kyle Wilson introduced the student housing project. Tim Johnson reviewed the current PUD Ordinance and the process to amend the Ordinance.

Discussion on mixed use, power lines, setback and open space.

B. Dewpointe West PUD: Major Amendment to the existing PUD; a request to rezone 30 acres to add to the existing PUD and a request for plat approval.

Adam De Young introduced the single family home development. The amendment will include an additional 30 acres. Tim Johnson explained the existing PUD and the new requirement for the new PUD.

Motion by Zickus to set a Public Hearing for Dewpoint West on November 3, 2015. Seconded by Schut

10. Ordinance amendment

Review amendments to combine the C1 and C2 Zoning Districts into the GC, General Commercial Zoning District. Tabled from September 21<sup>st</sup> meeting.

Tim Johnson went over the changes discussed for combining the C1 and C2 into General Commercial.

11. Public comments

Josh Therkettle commented on the General Commercial.

12. Township Board Report – none

13. Commissioner and Staff Comments – Accessory building setbacks.

14. Meeting adjourned next meeting is October 19, 2015

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
October 19, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Zickus, Hilliker, Longcore, Schut, Longcore, Zuniga, Zeinstra and Knoper  
Absent: none

3. Received for information. Updated Plans for Springfields of Allendale.
4. Approve the minutes.

Motion made by Hilliker to approve the minutes of the September 21, 2015 submitted.  
Seconded by Knoper. Approved.

Motion made by Zickus to approve the minutes of the October 6, 2015 as submitted.  
Seconded by Schut. Approved

5. Approve the Agenda.

Motion made by Longcore to approve the agenda as submitted. Seconded by Zickus.  
Approved.

6. Public Comment.

Steve Witte went over the setback for Conifer Creek West. Witte referred to the setback on a primary road compared to arterial road.

The Contractor explained the parking lot to the west.

7. Public Hearing. None
8. Site Plan Review. None
9. Old Business.

A. Review of the Enclave Phase 2 Site Plan and Special Lane Use request tabled at the October 6, 2015 Planning Commission meeting.



Steve Witte went over the Staff Report and the changes made. Discussion continued on the Site plan on the screening on the West side of the property. Witte described the 6 foot fence, Security, Unit size, setback of 35 feet, and drive entrance.

Johnson went over the setback, open space, club house, parking lot, sidewalk along Allen Park Drive, garbage disposal facility and size of the units.

Planning Commission discussed the fence, length of the structure and width of the units, special use permit, apartment management—providing trash service and full time security.

Longcore went over the special land used requirements.

Motion by Knoper to approve the Special Land Use of the Enclave Phase 2 complying with Article 20.6. Seconded by Zeinstra. Approved. 7-0

Motion by Hilliker to approve the Enclave Phase 2 Site Plan dated October 19, 2015 with the condition of an approved and recorded recreational facility maintenance agreement, compliance with the items noted in the Planners report Item 12 provide details of the dumpster enclosure on the site plan along with a note on the site plan that security will be provided by apartment management on the weekends . Seconded by Schut. Approved 7-0.

B. Brusveen Chiropractic Clinic site plan: Review proposed sign and phasing revision.

Steve Witte went over the site plan changes, 10 foot setback, location and design of the sign and the elimination of the phasing. Sign will be centrally located and landscaping will change to match.

Motion by Knoper to approve the updated drawing dated 8-27-2015 for the sign and landscaping. Seconded by Zickus. Approved 6-0 . Schut abstained due to conflict.

10. New Business.

A. Review of Springfields of Allendale NO.3 Preliminary Plat.

Ron VanSingle introduced the project. The single family subdivision is approximately 8.5 acres with public utilities, sidewalks and comes out to Pierce. VanSingle went over the street lights, green belt, berm and trees. The developer will put in the sidewalk on the lots on the western street.

Johnson went over development with the planning commission including the non-motorized pathway, green belt and berm.

Planning Commission discussed the non-motorized pathway on Pierce and internal sidewalks. They discussed the preliminary plat process and timing.

Motion by Hilliker to recommend the Preliminary Plat for Springfields of Allendale NO.3 dated 10-19-15 to the Township Board with the recommendation the board negotiate the non-motorized pathway. Seconded by Zuniga. Approved 7-0.

B. 48<sup>th</sup> Avenue Improvement Projected.

Township Supervisor, Jerry Alkema, introduced the 48<sup>th</sup> Ave project planned on for the 2016. Alkema went over the corridor study, environmental study; grant funded non-motorized pathway, bus traffic, landscaping and lighting.

Planning Commission reviewed the road project and discussed the construction time, landscaping, lighting,

11. Ordinance amendment.

Hilikker moved to take the Amendment to combine the C1 and C2 Zoning Districts into the GC, General Commercial Zoning District off the table. Seconded by Zuniga. Approved.

Johnson went over the changes to the setback, parking, buildings, and conversion of single family house to commercial with possible reductions in requirements.

Hilliker discussed the reason for the changes compared to the board of appeals.

Planning Commission discussed "construction and use" as the determination if the additional requirements will be required.

Motion by Hilliker to recommend amendments of General Commercial to Article 14 and the rezoning of C1 and C2 to the General Commercial to the board. Seconded by Knoper. Vote 6-1. Approved 6-1

12. Public Comment. None

13. Township Board Report. None

13. Commissioner Comments. None

14. Meeting adjourned.

Next meeting will November 3, 2015

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
November 3, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Hilliker, Schut, Longcore, Zuniga, and Knoper  
Absent: Zeinstra, Zickus

3. Received for information. Email regarding Dewpointe West.
4. Approve the minutes.

Motion made by Knoper to approve the minutes of the October 19, 2015 meeting as submitted. Seconded by Zuniga. Approved 5-0.

5. Approve the Agenda.

Motion made by Longcore to approve the agenda with the addition of a major or minor change determination request from the Evolve. Seconded by Knoper . Approved 5-0.

6. Public Comment: none
7. Public Hearing: Dewpointe West PUD: Major Amendment to the existing PUD; a request to rezone 30 acres to add to the existing PUD and a request for tentative preliminary plat approval.

Tim Johnson described the PUD process.

Adam Deyoung introduced the Dewpointe West PUD.

Ed Deyoung described why the 30 acres is being added to original PUD requiring the Major amendment for the PUD.

Comments and concern of residents on 64<sup>th</sup>, Balcom and Bent tree were received.

The timing of development, potential future development, density, speeds of traffic, increase traffic, construction traffic, and property value.

Concerns about the traffic, green space internal to the development, property value and values of the homes in the new development.

Concerned about the increase traffic including construction traffic on 60<sup>th</sup>, young families, sidewalks, access of subdivision, rural character.

Notification of the Public hearing and current construction on the Dales Condominium Development.

Potential future phasing.

Longcore closed the public hearing.

Longcore went over the written correspondence regarding construction traffic, water level of ponds and the trees by the proposed park and the location of the proposed pathways.

Longcore went over the noticing requirement.

Johnson went over his staff report including the density of R-1 and the reduction of lot size and the requirement of 20% required open space. Requirement of the recreational opportunity including trail, playground and access to open space.

Modification of lot width, setbacks and house size was explained.

The sanitary sewer and pavement of 64<sup>th</sup> was described.

Deyoung went over the open space, accessibility, pathways, setbacks and the minimum square footage.

The larger lots and homes along the South existing property owner.

Deyoung described the current approval and funding of sewer, sidewalk and the paving of 64<sup>th</sup> with the Township. He described the development construction of the phases and future home construction.

Deyoung reviewed the internal roads regarding the subdivision, ponds, drainage, existing trees and new trees. The timing of the development, 64<sup>th</sup> petition, sewer district and the speed of the traffic was referred too.

The Developer was willing to accept the 1,200 square feet minimum for the development.

The Developer will balance the development to attempt a minimum amount of soil to be brought on to the site or leaving the site.

Longcore asked about the R-1 density. The development is less than the R-1 density. Questions and answers about the road design to encourage lower speeds.

Longcore asked about the open space to the North. The area was described as hilly, wooded and a great walking area.

A discussion occurred on the paving of the existing 64<sup>th</sup>, sidewalks, enclosed drain and sanitary sewer. The paving of 64<sup>th</sup> will depend on the petition.

Hilliker asked about the minimum square feet of the homes. DeYoung did not have a problem agreeing to the 1,200 square feet.

Knoper asked about the front setbacks along the new section of 64<sup>th</sup>. Discussion occurred with the Planning Commission agreeing to a setback for homes along 64<sup>th</sup> of a minimum of 40 feet.

Schut asked about the open space. The developer discussed the option of another cul-de-sac could bring the potential of a soccer field. The soccer field would be considered quality open space.

The developer will review the concept of the soccer field and setbacks along 64<sup>th</sup> Ave.

Discussion occurred about the installation of the sidewalks. DeYoung agreed a time frame could be established.

Hilliker asked the minimum 1,200 square footage be stated on the site plan. The developer agrees to state it on the site plan.

Johnson went over the remaining details that needed to be added.

Motion made by Hilliker to table Dewpoint West Pud. Seconded by Knoper. Approved. 5-0

8. Site Plan Review. None

9. Old Business. None

10. New Business.

A. Finding of Fact for The Enclave Phase 2 Site Plan and Special Land Use.

Motion by Schut to approve the Findings of Fact for the Enclave Special Land Use. Seconded by Zuniga . Approved 5-0.

Motion made by Knoper to approve the Findings of Fact for the Enclave Phase 2 Site Plan. Seconded by Zuniga. Approved 5-0.

B. Memo from Planner re Minor Amendment to Site Plan for Conifer Creek Apartments.

Planning Commission received the information.

C. Major or Minor amendment determination request for adding carports from the Evolve (formerly the Grove).

Hilliker reviewed the Major and Minor requirements. Johnson stated that carports did not have specific standards.

Longcore felt it should be considered a minor change but the materials should be considered.

Knoper asked that they come back with a rendering and the material being proposed. The Planning Commission agreed.

11. Ordinance amendment.
12. Public Comment: None
13. Township Board Report: None
13. Commissioner Comments: There were no Commissioner comments. Planner Johnson mentioned a request to update the setback for accessory buildings. Johnson discussed a recent Supreme Court case on signs and that the Township requirement for signs would likely need to be changed to comply with the court ruling.
14. Meeting adjourned.

Next meeting will be November 16, 2015.

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
November 16, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Hilliker, Schut, Longcore, Zeinstra, Zickus Zuniga, and Knoper  
Absent: none

3. Received for information. Letter from Virginia Jenkins.
4. Approve the minutes.

Motion made by Zickus to approve the minutes of the November 3, 2015 as submitted.  
Seconded by Knoper. Approved. 7-0

5. Approve the Agenda.

Motion made by Longcore to approve the agenda as presented. Seconded by Knoper.  
Approved. 7-0

6. Public Comment.

Virginia Jenkins expressed her concerns on the Dewpoint West PUD as stated in her letter.

Resident concerned with the number of trees that will be removed for the 64<sup>th</sup>.

Resident concerned with the traffic from the construction and new subdivision.

Bench Tree resident concerned with construction traffic. Pavement on 64<sup>th</sup> should be the responsibility of the Developer. The 30 acres should not be developed.

Resident was concerned with the lot size of the new development and felt the new development

Adam Elenbaas concerned with density of the ordinance requirement, minimum house size of new homes of green space.

Ann Malarik resident from Bench Tree concerned with the quality of life 64<sup>th</sup> was a dead end street.



Resident concerned about paving 64<sup>th</sup> Ave. Traffic going up and down 64<sup>th</sup>.

Longcore closed the Public Comment section.

7. Public Hearing. None
8. Site Plan Review. None
9. Old Business.

Motion made by Hilliker to table Dewpoint West Pud. Seconded by Knoper. Approved

Motion mad by Knoper to take the Dewpoint West PUD off the table. Seconded by Zickus. Approved. 7-0

A. Continue review of Dewpointe West PUD: Major Amendment to the existing PUD; a request to rezone 30 acres to add to the existing PUD and a request for tentative preliminary plat approval tabled at the November 3<sup>rd</sup> meeting.

Tim Johnson went over the changes the developer made at the request of the Planning Commission from the last meeting. Johnson went over the PUD process.

Johnson went over the number of lots, open space, trees, relocated ponds, 50ft setback on 64<sup>th</sup> and construction traffic. Limiting the number of lots in Dewpointe before the second entrance.

Johnson went over the density recommended by the Master Plan and this development is less density then allowed. The current density of 2.4 homes per acre is less than the 2.9 per acre allowed by the Master Plan. The developer is also following the minimum square footage.

Adam DeYounge, Moore and Bruggink, went over the changes requested by the Planning Commission. The previous use of the 30 acres was intended to be used by a church that had higher count

DeYounge went over the improvements of paving, sewer and sidewalks on the existing 64<sup>th</sup> Ave section.

Longcore asked Johnson to review the section of future pond maintenance.

Planning Commission discussion on the future traffic of 64<sup>th</sup>. The traffic caused by the subdivision will be less than the traffic on 60<sup>th</sup>.

Johnson reviewed the amount of the open spaced requirement compared to the quality of the open space. Planning Commission discussed the quality and quantity of the open space. Trail system, ponds, soccer field, signage and accesses points were discussed.

Planning Commission discussed the setbacks on 64<sup>th</sup>, evergreens and maples to the rear of the lots, preliminary plat approval and language for sidewalks requirements.

Open space and pond determination would be addressed at the next meeting.

Motion made by Hilliker to table Dewpoint West Pud. Seconded by Knoper. Approved.  
6-1

B. Review addition of carports to the approved site plan for The Evolve apartments to determine if a major or minor amendment.

Damian millisor, general contractor of the Evolve, introduced the project. This is a gated sight with little visibility.

Planning Commissioners discussed if the change was in character of the development. The carport presented did not have sides. Visibility to the neighbors, material being used and the finish coating.

Motion by Knoper that is was a major amendment. Seconded by Hiliker. Motion Failed.  
2-5

Motion by Zeinstra that was a minor amendment. Seconded by Schut. Approved. 5-2

The site will not have a reduction in the number of parking spaces. The Planning Commission asked that they determined exact material, the total number of parking and if the carports are not leased how the owner will manage any unused spaces in the carports. Policy if they carports do not lease.

10. New Business.

Set public hearing date for a special land use request from Todd Bylsma for a mining operation at 10042 76<sup>th</sup> Avenue in order to construct a pond.

Motion by Hiliker to approve the Public Hearing on December 21, 2015 special use for Todd Bylsma, 10042 76<sup>th</sup>. Seconded by Knoper. 7-0

11. Ordinance amendment.

A. Review accessory building setback requirements.

Johnson reviewed the memo on accessory buildings. Planning Commission reviewed the concerns and recommended to get more information.

Johnson will work with the Zoning Administrator to review options.

B. Special use permit requirement for buildings over 20,000 sq. ft. in the PID Zone

Johnson reviewed the Special use requirement. Planning Commission discussed the concern and asked Johnson to prepare a change in the ordinance.

12. Public Comment.

Adam Elenbaas asked about paving 64<sup>th</sup>.

13. Township Board Report. None

13. Commissioner Comments. None

14. Meeting adjourned.

Next meeting will December 1, 2015

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
December 1, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Schut, Longcore, Zickus Zuniga, and Knoper  
Absent: Zeinstra and Hilliker

3. Received for information. Letter from Virginia Jenkins.
4. Approve the minutes.

Motion made by Zickus to approve the minutes of the November 16, 2015 as submitted.  
Seconded by Knoper. Approved. 5-0

5. Approve the Agenda.

Motion made by Longcore to approve the agenda as presented. Seconded by Zickus.  
Approved. 5-0

6. Public Comment.

Virginia Jenkins expressed her concerns on the Dewpointe West PUD. Virginia went over her letter.

7. Public Hearing. None
8. Site Plan Review. None
9. Old Business.

- A. Continued review of Dewpointe West PUD: Major Amendment to the existing PUD; a request to rezone 30 acres to add to the existing PUD and a request for tentative preliminary plat approval tabled at the November 16<sup>th</sup> meeting.

Longcore went over the difference between the density of the current development approved for the property and the density being requested.

Adam DeYoung representing the owner went over the changes the Planning Commission requested.

Johnson went over his staff report regarding the added open space and the added walk way to the green space.

Zickus explained she received called from the Developer. She expressed her concerns on the amount of open space.

Knoper agreed it was not everything he was hoping for but better than no open space.

Zuniga mentioned the future consistency on the definition on ~~of~~ open space.

Longcore stated this was a unique situation where the developer has an approved PUD with no open space and blending it into a development with open space.

Schut asked Johnson to go over the definition of open space. Schut believed the developer brought the development to the point he could economically develop the property.

Zickus asked about potential school bus stops that could be considered for open space.

Johnson went over the R-1 requirements and deviation of the 20% open space for higher quality open space. Johnson stated that the decision of quality open space is at the discretion of the Planning Commission based on the criteria of Section 12.06.E.4.

Longcore went over the issue of previous meetings.

Motion by Schut to recommend to the Township Board Draft #3 of the Ordinance to rezone the site to PUD and the Draft #3 Resolution of Dewpointe West site plan with the addition of page 6, maintenance of the ponds. The reasons for approval are the project follows the master plan and significantly improves the existing PUD, including open space. Seconded by Knoper. Approved. 5-0

- B. Review addition of carports to the approved site plan for The Evolve apartments to determine if this is a major or minor amendment.

Zack Helton, of HH Management representing the owners of the Evolve, went over the request for carports.

Johnson went over his staff report concerning the amount of parking and availability of carports if they are not rented.

Zach went over the input he received from potential tenants requesting carports.

Knoper asked the developer to give feedback in two years on the actual amount of parking needed.

Motion by Knoper to approve the site plan with the carport addition as a minor amendment including the material listed. Supported by Zuniga. Approved 5-0

10. New Business.

- A. Set public hearing date for a special use permit and site plan request from Zimmer Development for student housing.

Kyle Wilson, representing the owner, introduced the project, including the landscape plan and the phases.

11. Ordinance amendment.

- A. Review accessory building setback requirements.

Johnson presented the recommendations which he prepared with the assistance of Zoning Administrator Kirk Scharphorn Jr. The Commission reviewed them and agreed to have further discussion at the next Commission meeting.

- B. Special use permit requirement for buildings over 20,000 sq. ft. in the PID Zone.

Johnson presented an amendment to delete this requirement from the Ordinance. The Commission was in agreement that this regulation should be deleted and that a public hearing should be scheduled in the future to make this amendment.

12. Public Comment. None

13. Township Board Report. None

13. Commissioner Comments. Commissioners reviewed agenda process.

14. Meeting adjourned.

Next meeting will be December 21, 2015

\*\*Any and all attachments are available at the Township Offices.

ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
December 21, 2015

Staff Present: Tim Johnson, Wade Trim

1. Meeting called to order at 7:30 p.m.
2. Roll call.

Present: Schut, Longcore, Zickus, Zuniga, Knoper, Zeinstra and Hilliker  
Absent: None

3. Received for information.
4. Approve the minutes.

Motion made by Schut to approve the minutes of the November 16, 2015 as submitted.  
Seconded by Zickus. Approved. 7-0

5. Approve the Agenda.

Motion made by Longcore to approve the agenda with the change of Zimmer  
Development moved under Old Business . Seconded by Knoper. Approved. 7-0

6. Public Comment. None
7. Public Hearing.

A. Special Land Use and Site Plan request from Todd Bylsma for a mining operation at  
10042 76<sup>th</sup> Avenue in order to construct a pond.

Brad Meyers went over the project on behalf of Todd Bylsma, the owner. Meyers went  
over the existing conditions of the site including the existing grades, soil conditions,  
Road Commission requirements, cobble stone driveway, open water, existing vegetation  
and area wells.

Tim Johnson went over the staff report including vegetation, reclamation, truck routes  
and hours of operation.

Longcore opened up the Public Hearing Portion. No comments.

Knoper asked about the processing, berms and soil restoration. Meyers stated the topsoil  
would stay on site.

Hilliker asked about the dust control schedule for internal roads. Meyers explained the owner of the project is living on site and will monitor the dust control.

Discussion on the effects of dewatering on local wells. Meyer felt comfortable guarantying the local wells would not be negatively affected.

Longcore would like to see the language in the Guarantee.

Motion by Knoper to table the Bylsma Special Land use until January 5, 2016 meeting with an updated siteplan and language for the well guarantee. Seconded by Hilliker.  
Approved 7-0

8. Site Plan Review. None

9. Old Business.

A. Special Land Use and Site Plan request from Zimmer Development Company for Group Housing in the R-4 Zoning District for property at the northeast corner of Pierce Street and 52<sup>nd</sup> Avenue.

Steve Witte and Adam Tucker presented the student housing project. The project will be completed in phases. The first phase will be 192 units/576 beds. The second phase will be 120 units/360 beds.

Tim Johnson went over the staff report. Planning commission discussed the project.

10. New Business.

A. Set public hearing date for a major amendment to the Pierce Place PUD

Steve Witte, on behalf of the owner, went over the request for the major amendment. The Amendment will add a 1 bedroom unit and updated landscape plan.

Motion by Zickus to approve a Public Hearing for Pierce Place on February 2, 2016.  
Seconded by Schut. Approved. 7-0

11. Ordinance amendment.

A. Review accessory building setback requirements.

Planning Commission reviewed the accessor building setback requirements. Directed staff to create language and incorporate diagram examples.

12. Public Comment. None

13. Township Board Report. None



13. Commissioner Comments. None

14. Meeting adjourned.

Next meeting will be January 5, 2016

\*\*Any and all attachments are available at the Township Offices.